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THUNDER PROPERTIES, INC.

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

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NATIONSTAR MORTGAGE LLC,	)	
	)	
Plaintiff,	)	Case No. 2:17-cv-00713-JAD-NJK
vs.	)	
	)	
THUNDER PROPERTIES, INC.,	)	ECF No. 58, 66
	)	
Defendant.	)	

**Stipulation and Order Extending Stay**

COMES NOW, Defendant, THUNDER PROPERTIES, INC. (*“Thunder”*), and Plaintiff, NATIONSTAR MORTGAGE LLC (*“Nationstar”*), by and through their undersigned counsel, and hereby stipulate and agree as follows:

- The instant matter involves real property commonly known as 3433 Skyline Boulevard, Reno, Nevada 89509 (*“the “Property”*”), which is located within and governed by a common interest community known as Skyline Villas Association, Inc. (*“the “HOA”*”). The Property was the subject of a homeowners association lien foreclosure sale conducted by Hampton & Hampton Collections, LLC (*“Hampton” or “HOA Trustee”*”), on behalf of HOA on November 12, 2013 (*“HOA Foreclosure Sale”*”). Thunder purchased the Property at the HOA

1 Foreclosure Sale. Nationstar or its predecessor possessed one or more secured  
2 interests in the Property at the time of the HOA Foreclosure Sale.

3 2. On June 15, 2021, the parties hereto submitted a Stipulation to Stay Litigation  
4 [ECF #64] herein based upon settlement negotiations that they expected to resolve  
5 this matter.

6 3. On June 18, 2021, the Court entered an Order approving the above-described  
7 Stipulation, staying this action for all purposes until August 18, 2021. [ECF #65].

8 4. Thunder and Nationstar have executed and partially performed a settlement  
9 agreement setting forth the terms of an amicable resolution of this matter. The  
10 settlement agreement includes certain contingencies that must be met before the  
11 agreement will become final and binding.

12 5. The parties believe that the required contingencies will be met and that the matter  
13 will be resolved as described in their Stipulation dated June 15, 2021, however,  
14 Nationstar and associated entities require additional time in order to complete  
15 certain contingencies.

16 6. The parties continue to anticipate that they will stipulate that the HOA  
17 Foreclosure Sale was not void and that Thunder acquired its ownership interest  
18 subject to Nationstar's security interests, thereby resolving this matter.

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7. Based upon the foregoing, Thunder and Nationstar jointly request that this Court extend the stay of this litigation, including any ruling based upon the supplemental briefing that is presently before the court, for an additional period of 45 days, until October 4, 2021.

8. This Stipulation is made in good faith and not for purpose of delay.

Dated this 16<sup>th</sup> day of August, 2021.

ROGER P. CROTEAU &  
ASSOCIATES, LTD.

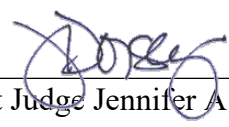
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Nationstar Mortgage, LLC*

### ORDER

Based on the parties' stipulation [ECF No. 66] and good cause appearing, IT IS HEREBY ORDERED that **the stay of this action is extended to October 4, 2021**. IT IS FURTHER ORDERED that the pending supplemental motion for summary judgment [ECF No. 58] is **DENIED** without prejudice to its reinstatement (along with all related briefing) by October 10, 2021, should this settlement not be completed.

  
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U.S. District Judge Jennifer A. Dorsey  
Dated: August 22, 2021